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Gainsborough Road, Middle Rasen



When it comes to
property it must b





Offers in excess of £300,000



SPACIOUS DETACHED FAMILY HOME, Popular Village Location, This spacious property won't disappoint, comprising entrance hall, kitchen, dining room, lounge, utility, 4 bedrooms, 2 bathrooms. GENEROUS GARDENS, GARAGE & DRIVEWAY.

Viewing Advised to fully appreciate.

Key Features

- Detached Family Home
- Popular Village Location
- Spacious Accommodation
- Entrance Hall, WC, Kitchen
- Lounge, Dining Room, Utility
- 4 Bedrooms, Shower Room & Bathroom
- EPC rating C
- Tenure: Freehold





Situation

Middle Rasen is a small village and civil parish in the West Lindsey district of Lincolnshire, Located about 1.5 miles west from the town of Market Rasen. There is a primary school, village shop and post office.

Entrance Hall

1.87m x 7.88m (6'1" x 25'11")

uPVC front entrance door, laminate flooring, radiator and stairs to first floor accommodation

Kitchen

2.38m x 5.16m (7'10" x 16'11")

a range of fitted wall and base units, breakfast bar, stainless steel sink unit, 4 ring gas hob, electric oven, integrated fridge freezer, tiled splash backs, laminate flooring and double glazed window to front aspect

Dining Room

3.24m x 3.02m (10'7" x 9'11")

double glazed window to front aspect, radiator and laminate flooring

Lounge

5.61m x 5.98m (18'5" x 19'7")

double glazed bay window to rear aspect, 2 radiators, feature fireplace and uPVC French doors to rear aspect

Rear Hall

2.12m x 1.93m (7'0" x 6'4")

uPVC entrance door and vinyl flooring

WC / Cloakroom

0.96m x 2.31m (3'1" x 7'7")

low level WC, vanity hand wash basin, tiled splash backs, tiled flooring, radiator and double glazed window to rear aspect

Utility Room

4.12m x 1.49m (13'6" x 4'11")

a range of fitted wall and base units, wall mounted gas boiler, space and plumbing for washing machine, stainless steel sink unit, space for tumble dryer, storage cupboard and double glazed window to rear aspect

Landing

5.33m x 1.08m (17'6" x 3'6")

double glazed window to front aspect, radiator, roof void access and airing cupboard housing hot water cylinder

Bedroom 1

3.18m x 6.79m (10'5" x 22'4")

dual aspect double glazed windows to front and rear aspect and 2 radiators

Shower Room

1.92m x 2.26m (6'4" x 7'5")

3 piece suite comprising low level WC, vanity hand wash basin, shower cubicle, tiled splash backs, tiled flooring, radiator and double glazed window to rear aspect

Bedroom 2

3.29m x 4.46m (10'10" x 14'7")

double glazed window to rear aspect and radiator

Bedroom 3

3.28m x 4.6m (10'10" x 15'1")

double glazed window to front aspect and radiator

Bedroom 4

2.39m x 3.79m (7'10" x 12'5")

double glazed window to side aspect and radiator

Bathroom

2.38m x 3.4m (7'10" x 11'2")

3 piece suite comprising low level WC, vanity hand wash basin, panelled bath, tiled splash backs, tiled flooring, radiator and double glazed window to front aspect

Gardens

occupying a generous plot with gardens front and rear. Both gardens are mostly laid to lawn, with the rear garden having a paved patio and timber shed.





Garage

3.05m x 6.3m (10'0" x 20'8")

electric roller door, double glazed window to side aspect, fitted storage, power and lighting

Driveway

extensive driveway with turning circle providing ample off road parking for a number of vehicles

Agents Notes

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Ground Floor



Floor 1

Approximate total area¹

1918.67 ft²
178.25 m²

Reduced headroom

13.4 ft²
1.24 m²

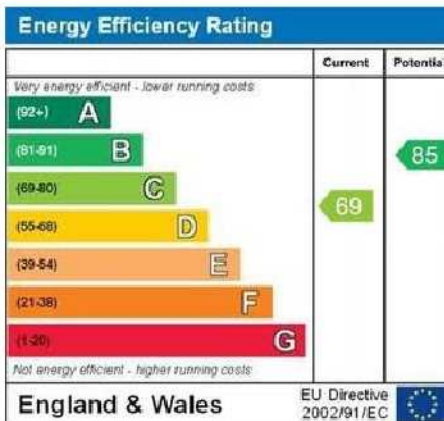
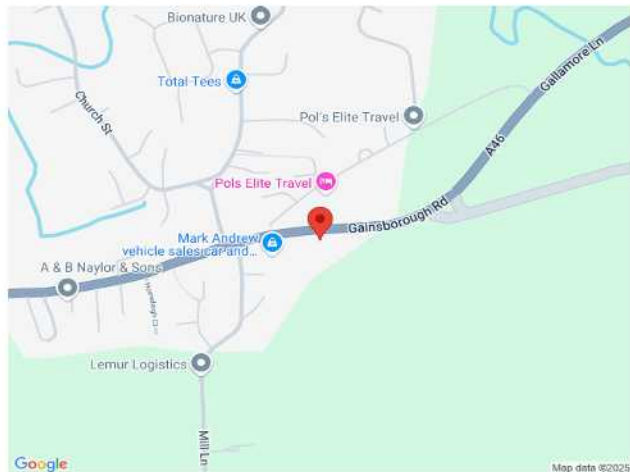
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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